

COUNTY OF SAN BERNARDINO
REDEVELOPMENT AGENCY

PRELIMINARY PLAN FOR THE
PROPOSED BLOOMINGTON
REDEVELOPMENT PROJECT AREA

PRELIMINARY PLAN FOR THE BLOOMINGTON REDEVELOPMENT PROJECT AREA

INTRODUCTION

The Preliminary Plan briefly describes the overall goals, the basic concept and the boundaries of the Bloomington Redevelopment Project Area (the “Project Area”) in the County of San Bernardino. This document has been prepared pursuant to the Board of Supervisors of San Bernardino County’s (the “Board”) direction and is in conformance with the California Community Redevelopment Law (Health and Safety Code 33000 et seq.) (the “Redevelopment Law”).

On November 9, 2004 the Board approved and adopted a resolution designating a survey area for study purposes and directing the San Bernardino County Planning Commission (the “Planning Commission”), in cooperation with the San Bernardino Redevelopment Agency (the “CoRDA”), to select a redevelopment project area and formulate a preliminary plan for submittal to the CoRDA. The survey area designated by the Board includes the Bloomington community that is located along the I-10 Freeway.

The adopted Board resolution (Appendix A) designating a survey area, the designated survey area map (Figure I), and the legal description of the Study Area map (Appendix B) are attached to this Preliminary Plan for the Bloomington Redevelopment Project Area (the “Preliminary Plan”).

PLANNING COMMISSION ACTION

In accordance with Health and Safety Code Section 33322, it is the responsibility of the Planning Commission to select redevelopment project area boundaries from all or any part of a redevelopment survey area designated by the Board. The Planning Commission is also responsible for formulating the Preliminary Plan for the proposed Project Area. The Preliminary Plan and the boundaries selected by the Planning Commission may later be modified by the CoRDA and/or the Board pending public comment received through the project planning process. Any boundary changes must be referred back to the Planning Commission for its review and recommendation.

REDEVELOPMENT PLAN PROCESS

The Redevelopment Law requires the CoRDA to take many formal steps in the redevelopment plan adoption process, which may take several months to complete. There are also a number of other elements aimed at refining the program goals and incorporating the ideas of the property owners and the community.

The first formal step in the redevelopment plan adoption process is to adopt the Preliminary Plan, which designates the boundaries and sets forth the overall goals for the proposed Bloomington Redevelopment Plan. During this same period, the appropriate environmental documentation process is initiated based upon the project area boundaries selected by the Planning Commission.

The second major step is to prepare the Preliminary Report and a draft version of the Redevelopment Plan. The Preliminary Report provides a preliminary assessment of blighting conditions in the

project area, proposes general redevelopment activities and public improvements, presents implementation programs to address the conditions of blight and assesses the financial feasibility of the project.

After circulation of the Preliminary Report and the Draft Redevelopment Plan to various public agencies, formal consultations with these agencies will be undertaken to brief them on the proposed program, to gather their general concerns and ideas, and to assess any mitigation measures they may propose. During this consultation period, other ancillary documents will be readied and considered, including the Rules Governing Participation which present persons with interest in property located in the project area with guidelines on how they may participate in the redevelopment process. At the same time, the Draft Environmental Impact Report (EIR) will be circulated for public review.

Subsequent to the preparation of the Preliminary Report, a final report known as the Report to the Board will be prepared pursuant to Health and Safety Code Section 33352. The Report to the Board will contain, among other things, an analysis of blighting conditions, an analysis of neighborhood impacts of redevelopment, the report of the county Fiscal Officer, and documentation of all consultations with affected taxing agencies. Also included in the Report to the Board will be the Final EIR. The Report to the Board is the final major technical product of the plan adoption process. It is a key component of the record that the CoRDA and the Board will review in making their decision regarding the adoption of the Redevelopment Plan for the Bloomington Redevelopment Project Area.

ELIGIBLE REDEVELOPMENT AREAS

According to Redevelopment Law, the project area is required to include areas that are blighted or necessary for effective redevelopment. A blighted area is characterized by both of the elements set forth in the Health and Safety Code Section 33030(b). The conditions of blight in the project area must cause a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical or economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, or by any government powers other than redevelopment.

A project area is blighted if the area is:

1. Characterized by one or more conditions of physical blight (Section 33031(a)), which may include:
 - Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
 - Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
 - Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
 - The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.
2. Characterized by one or more conditions of economic blight (Section 33031(b)), which may include:

- Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of Agency authority as specified in Article 12.5 (commencing with Section 33459).
- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.
- A high crime rate that constitutes a serious threat to the public safety and welfare.

Additionally, as stated under the Health and Safety Code Section 33320.1, the project area is required to be “urbanized.” This means that not less than 80 percent of the land in the project area has been or is developed for urban uses, is subdivided into irregularly shaped parcels under separate ownerships which are of inadequate size for proper usefulness and development, or is an integral part of one or more areas developed for urban uses which are surrounded, or substantially surrounded by parcels which have been or are developed for urban uses.

- The Preliminary Plan is not required to include a full or complete itemization of blighted conditions in the project area. The documentation of blighted conditions, as well as a detailed inventory of “urbanized land” within the project area shall be presented in other reports including the Preliminary Report.

REDEVELOPMENT GOALS

The overall redevelopment goals for the proposed Project Area are as follows:

- To eliminate and prevent the spread of blight;
- To foster private investment of capital in the Project Area by providing procedural and financial mechanisms by which the CoRDA can assist public and private development, redevelopment and revitalization in the residential, commercial and industrial areas;
- To support the County’s housing efforts to increase, improve and preserve the community’s supply of affordable housing for persons of low- and moderate-income;
- To provide adequate infrastructure including, but not limited to, streets, sidewalks, streetlights and drainage that promotes safety, economic revitalization and community identity;
- To improve and expand public facilities in the Project Area;
- To improve and expand the commercial and industrial sector with establishments that improve the County’s tax revenue base and provide new job opportunities; and
- To encourage public participation in the planning and implementation of the Redevelopment Plan.

PRELIMINARY PLAN CONTENTS

The Preliminary Plan is required under the Health and Safety Section 33324 to include the following information:

- A legal description of the Project Study Area boundaries;
- A map of the Project Area boundaries;
- A general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of the Project Area;
- A demonstration of how the purposes of the Redevelopment Law would be attained by such redevelopment;
- A demonstration that the proposed redevelopment conforms to the County's General Plan; and
- A general description of the impact of the project upon residents located within the Project Area and upon the surrounding neighborhoods.

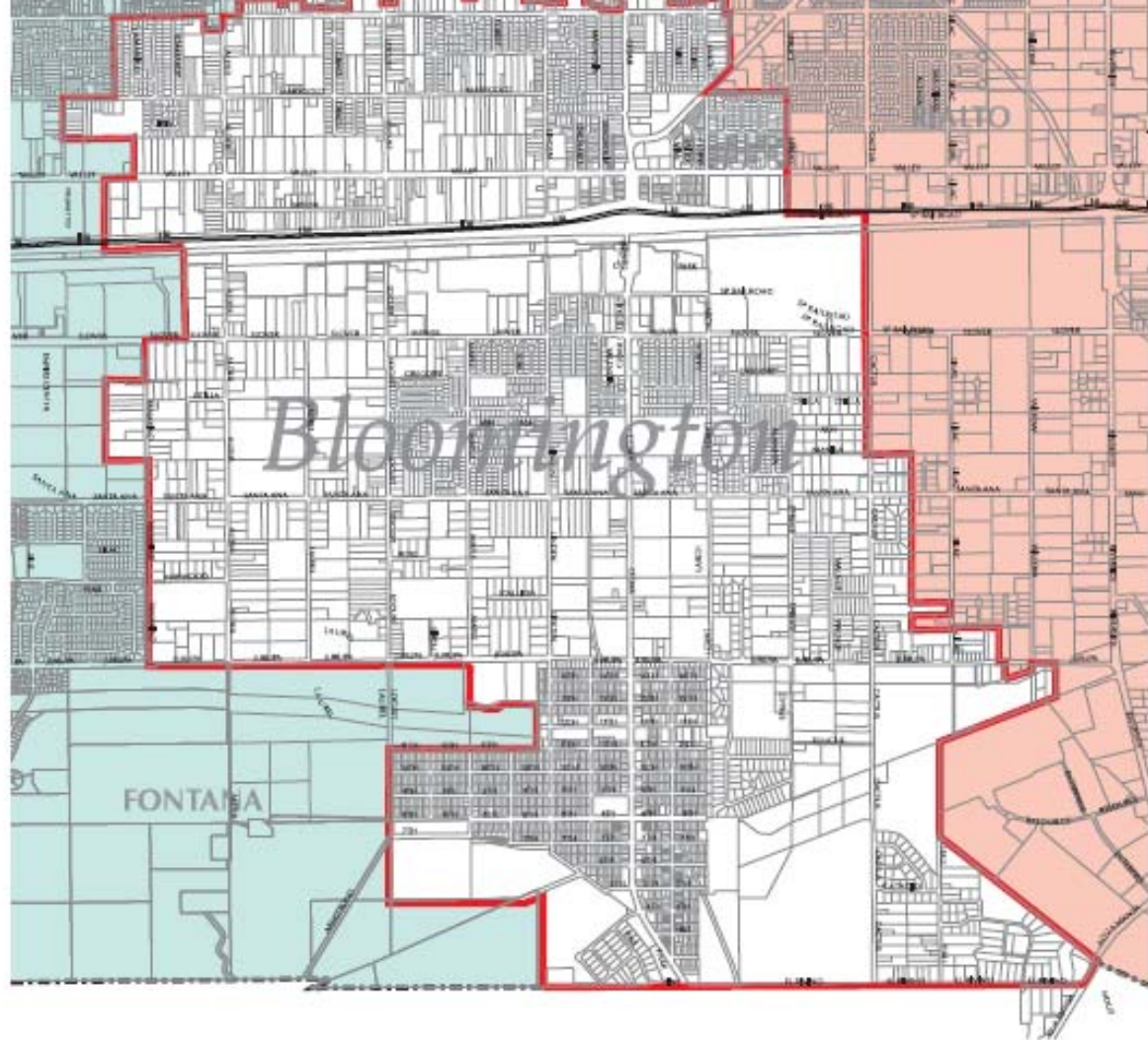
PROJECT STUDY AREA BOUNDARIES

As shown in Figure 1, the proposed Project Study Area includes the Bloomington community which generally includes the area bordered by properties along the north side of San Bernardino Avenue to the north, the City of Rialto boundary limits to the east, Riverside County boundary limits to the south, and the City of Fontana boundary limits to the west. The proposed Project Study Area totals approximately 4,082 acres.

A complete legal description is available in Appendix B.

LAYOUT OF PRINCIPAL STREETS

The principal north-south streets in the Project Study Area include Locust Avenue, Cedar Avenue, Cactus Avenue and a portion of Bloomington Avenue. The principal east-west streets in the Project Area include San Bernardino Avenue, Valley Boulevard, Slover Avenue, Santa Ana Avenue, Jurupa Avenue, El Rivino Road and the I-10 Freeway. These principal streets are illustrated in Figure 1.



Scale: 1"=2,000'

Map Prepared On March 25, 2005

PROPOSED BLOOMINGTON REDEVELOPMENT AREA

— Bloomington RDA
- - - - - City Limits

POPULATION DENSITIES, BUILDING INTENSITIES AND STANDARDS

The adoption of the proposed Redevelopment Plan will provide a financial mechanism by which the CoRDA can assist in the development, redevelopment and revitalization of blighted areas within the Project Area. Thus, the buildings within the Project Area could potentially intensify over existing conditions. However, the type, size, height and density of all structures and population density shall be limited by the applicable federal, state, and local statutes, ordinances, and regulations, including, but not limited to, the San Bernardino County General Plan and the County Ordinances. The building intensities shall be controlled by limits on: (1) the percentage of ground area covered by buildings; (2) the building setback, parking, landscaping and open space requirements; (3) the location of the buildable sites; and (4) the heights of buildings.

Within the Project Area, there are approximately 6,000 dwelling units that are primarily on residential parcels. Based on the State Department of Finance 2004 population and housing data for the unincorporated area of the County, the average persons per dwelling unit was 2.4, which calculates to approximately 14,400 residents in the Project Area. As stated above, residential development will be limited to the densities in the County General Plan and Ordinances; however, underutilized properties and blighted residential units will be encouraged by the Redevelopment Plan to be developed or rehabilitated through financial assistance. Furthermore, the Agency generally is required to set aside 20 percent of all tax increment revenues for the purpose of increasing, improving, and preserving the supply of low- and moderate-income housing. These funds may be spent inside or outside the Project Area, but within unincorporated areas of San Bernardino County. Therefore, the population of the Project Area may increase as a result of the proposed Redevelopment Plan.

ACTIVITIES MEETING THE PURPOSES OF REDEVELOPMENT LAW

According to Section 33020 of the Redevelopment Law, redevelopment means the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these in a Project Area, and the provision of those residential, commercial, industrial, public or other structures or spaces, as may be appropriate or necessary in the interest of the general welfare.

Redevelopment of the Project Area will attain the purposes of Redevelopment Law, by alleviating blighting conditions that, relying on the private sector alone, would not be remedied. The proposed Project Area exhibits the following conditions of blight:

- Dilapidation, deterioration and structure requiring maintenance among residential and commercial properties;
- Obsolescence affects much of the commercial areas – commercial parcels appear to small to accommodate modern development standards, poor signage and inadequate parking;
- Numerous streets, sidewalks and curbs need major repair or require new construction;
- Flooding occurred during the recent storm indicating an inadequate drainage system;
- Uses that do not conform to the designated land uses in the General Plan;
- Excessive number of vacant and underutilized lots within an urbanized area;

- Evidence of graffiti in commercial areas which indicates potential high crime areas.
- The purposes of Redevelopment Law would be attained by the proposed Redevelopment Plan for this Project Area through the previously identified goals and the following activities: Participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with the Redevelopment Plan and the rules adopted by the CoRDA.
- Development assistance to ensure financial feasibility of redevelopment activities such as the expansion and retention of existing businesses, the attraction of new businesses, and various types of rehabilitation activities.
- Installation, construction, or reconstruction of streets, curbs, gutters, sidewalks, sewer lines, water lines, drainage systems, and other similar public improvements to remove blighted influences of the Project Area.
- Improvements, additions and preservation of the community's affordable housing stock.
- Acquisition of real property and the management of property under the ownership and control of the CoRDA.

These activities will improve the physical and economic conditions in the Project Area, the County as a whole, and surrounding communities. Therefore, redevelopment in the Project Area clearly meets the purposes of redevelopment as defined by Redevelopment Law.

CONFORMITY WITH THE GENERAL PLAN

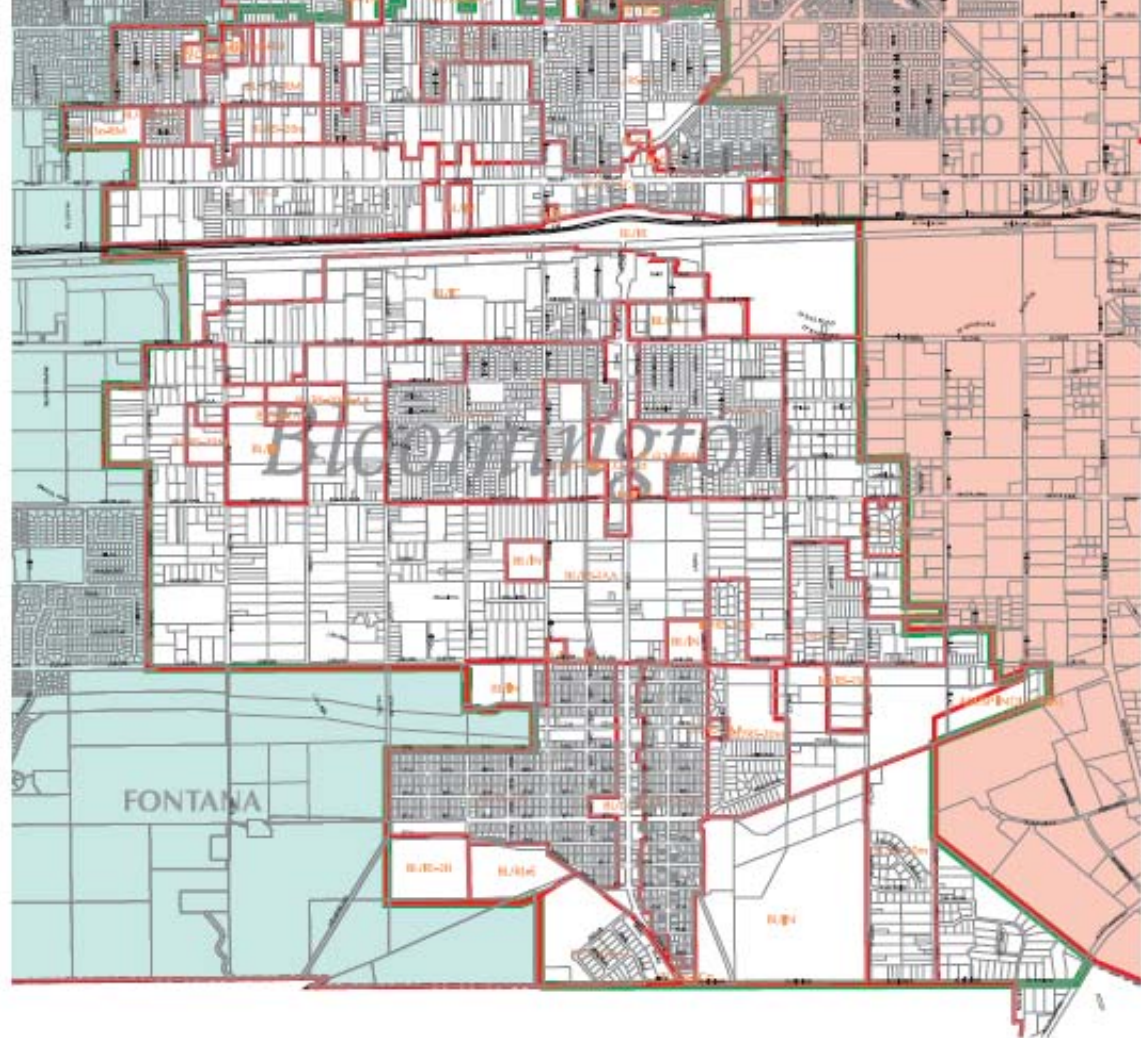
Redevelopment activities in the Project Area shall conform to the San Bernardino General Plan (adopted 1989 with subsequent revisions to specific parcel land uses in 2003). The Redevelopment Plan will provide for continuous land use conformity with the General Plan and include all streets and public facilities indicated by the General Plan. The County is currently in the process of updating its General Plan, which is anticipated for adoption in 2006. Figure 2 below shows the General Plan land uses in the Project Area.

GENERAL IMPACT OF THE PROJECT UPON THE AREA'S RESIDENTS AND THE SURROUNDING NEIGHBORHOOD

Redevelopment activities will have a positive physical and economic impact on the properties within the Project Area and on the surrounding properties within the County and within the surrounding cities. Redevelopment activities will eliminate the existing conditions of blight in the Project Area through financial assistance in rehabilitating residential, commercial and industrial buildings and improvements to the local public infrastructure. Furthermore, Redevelopment will increase, improve and preserve the community's supply of affordable housing, and provide new local employment opportunities.

Improvements to the public infrastructure, such as streets, drainage, other public facilities, and the potential increase in new employment opportunities within the Project Area will be directly or indirectly beneficial to all citizens in the neighboring cities of Fontana and Rialto, San Bernardino County and adjacent Riverside County. In addition, it will be beneficial to various special districts in the Project Area.

Potential physical impacts of the Redevelopment Plan will be discussed in an environmental document to be prepared and approved prior to the adoption of the Redevelopment Plan. Other details regarding impacts will be contained in several subsequent documents, including the Preliminary Report and the Report to the Board.



Scale: 1" = 2,000'
 Map Prepared On July 06, 2005

PROPOSED BLOOMINGTON REDEVELOPMENT AREA County Land Use Districts (Zoning)

- Land Use District Boundaries
- Bloomington RDA
- City Limits

Appendix A

RESOLUTION NO. 2004-_____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, DESIGNATING THE BLOOMINGTON REDEVELOPMENT SURVEY AREA FOR STUDY PURPOSES, AND REQUESTING THE PLANNING COMMISSION OF THE COUNTY OF SAN BERNARDINO TO SELECT PROJECT AREA BOUNDARIES AND FORMULATE A PRELIMINARY PLAN FOR SAID PROJECT AREA

WHEREAS, the Board of Supervisors ("Board") of the County of San Bernardino has adopted an ordinance finding the need for a redevelopment agency to function in the County of San Bernardino; and

WHEREAS, the redevelopment agency has been duly organized as the County of San Bernardino Redevelopment Agency ("CoRDA"), with this Board acting as said CoRDA; and

WHEREAS, in accordance with Section 33310 of the California Health and Safety Code, the Board, as the legislative body, may designate a redevelopment survey area for study purposes; and

WHEREAS, a proposed redevelopment survey area is graphically depicted on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the proposed area depicted on Exhibit "A" requires study to determine if a redevelopment project or projects within such area are feasible; and

WHEREAS, in accordance with Section 33322 of the California Health and Safety Code, the County Planning Commission shall, at the direction of the Board, select a project area from within the boundaries of the survey area and formulate a preliminary plan for the area so selected.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Bernardino, California as follows:

SECTION 1. The proposed area depicted in Exhibit "A" requires study to determine if a redevelopment project, or projects, within said area is feasible.

SECTION 2. The proposed area depicted in Exhibit "A" and referenced in Section 1 herein is hereby designated as the Bloomington Redevelopment Survey Area.

SECTION 3. The County Planning Commission is hereby authorized and directed, in cooperation with the CoRDA, to select one or more redevelopment project areas comprised of all or a part of the Bloomington Redevelopment Survey Area and to formulate a preliminary plan for the redevelopment of each area so selected for submittal to the CoRDA.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, on November 9, 2004 by the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, J. RENÉE BASTIAN, Clerk of the Board of Supervisors of the County of San Bernardino, California, hereby certify the foregoing to be a full, true, and correct copy of the record of the action as the same appears in the Official Minutes at its meeting of November 9, 2004.

J. RENÉE BASTIAN, Clerk of the Board
of Supervisors of the County of San
Bernardino

By: _____
Title:

Appendix B

BLOOMINGTON REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION OF BOUNDARY

THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THE CITY OF FONTANA, IN SAID COUNTY OF SAN BERNARDINO AS EXISTED ON JANUARY 20, 2005, SAID CORNER; BEING THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN AND BEING IN THE COMMON BOUNDARY OF SAID COUNTY OF SAN BERNARDINO AND THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EXISTED ON JANUARY 20, 2005; THENCE

1. ALONG THE EASTERLY BOUNDARY OF SAID CITY OF FONTANA, NORTHERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 1 OF TRACT NO. 2763, AS PER MAP RECORDED IN BOOK 38, PAGE 83 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, THENCE,
2. LEAVING SAID EASTERLY BOUNDARY OF THE CITY OF FONTANA AND ALONG THE NORTH LINE OF SAID LOT 2, THE NORTH LINES OF LOTS 3 AND 4 IN SAID BLOCK 1, AND ITS EASTERLY PROLONGATION, AND THE NORTH LINES OF LOTS 1 TO 5 INCLUSIVE IN BLOCK 3 OF SAID TRACT NO. 2763, EASTERLY, 684.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE,
3. ALONG THE EAST LINE OF SAID LOT 5, SOUTHERLY, 100.00 FEET TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF LOT 6 IN SAID BLOCK 3; THENCE,
4. ALONG SAID SOUTH LINE OF THE NORTH 100.00 FEET OF LOT 6, EASTERLY, 78.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PALM LANE; THENCE,
5. ALONG SAID WESTERLY RIGHT OF WAY LINE OF PALM LANE, NORTHERLY, 100.00 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1, IN BLOCK 5 OF SAID TRACT NO. 2763; THENCE,
6. ALONG SAID WESTERLY PROLONGATION, SAID NORTH LINE OF LOT 1, AND THE NORTH LINES OF LOTS 2 AND 3 IN SAID BLOCK 5, EASTERLY, 294.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE,
7. ALONG THE EAST LINE OF SAID LOT 3, SOUTHERLY, 157.00 FEET TO THE SOUTH LINE OF THE NORTH 77.00 FEET OF LOTS 1 AND 2 OF TRACT NO. 3103 AS PER MAP RECORDED IN BOOK 43, PAGES 80 AND 81 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,

8. ALONG THE SAID SOUTH LINE OF THE NORTH 77.00 FEET OF LOTS 1 AND 2 AND ITS EASTERLY PROLONGATION, EASTERLY 218.00 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF LAUREL AVENUE; THENCE,
9. ALONG SAID EASTERLY RIGHT OF WAY LINE OF LAUREL AVENUE, NORTHERLY, 17.00 FEET TO THE NORTH LINE OF THE SOUTH 92.00 FEET OF LOTS 62 AND 63 OF SAID TRACT NO. 3103; THENCE,
10. ALONG SAID NORTH LINE OF THE SOUTH 92.00 FEET OF LOTS 62 AND 63, EASTERLY, 158.00 FEET TO THE EAST LINE OF SAID LOT 63; THENCE,
11. ALONG SAID EAST LINE OF LOT 63, SOUTHERLY, 18.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 3548, AS PER MAP RECORDED IN BOOK 46, PAGE 82 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,
12. ALONG THE NORTH LINE OF SAID LOT 1 AND ITS EASTERLY PROLONGATION, EASTERLY, 218.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GRACE AVENUE; THENCE,
13. ALONG SAID EASTERLY RIGHT OF WAY LINE OF GRACE AVENUE, SOUTHERLY, 8.00 FEET TO THE NORTHWEST CORNER OF LOT 78 OF SAID TRACT NO. 3548; THENCE,
14. ALONG THE NORTH LINE OF SAID LOT 78, EASTERLY, 158.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 78; THENCE,
15. ALONG THE EAST LINES OF LOTS 66 AND 77 INCLUSIVE OF SAID TRACT NO. 3548, NORTHERLY, 726.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 66 AND A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF MANZANITA AVENUE; THENCE,
16. ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MANZANITA AVENUE, AND THEN ALONG THE SOUTH LINES OF LOTS 129 AND 130 OF SAID TRACT NO. 3548 AND ITS EASTERLY PROLONGATION, EASTERLY, 609.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LOCUST AVENUE; THENCE,
17. ALONG SAID EASTERLY RIGHT OF WAY LINE OF LOCUST AVENUE, SOUTHERLY 673 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 4745, FILED IN BOOK 61, PAGE 45 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,
18. ALONG THE SOUTH LINE OF SAID PARCEL 2, EASTERLY, 135.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE,
19. ALONG THE EAST LINE OF SAID PARCEL 2, NORTHERLY 143.00 FEET TO THE SOUTH LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 4745; THENCE,

20. ALONG SAID SOUTH LINE OF PARCEL 3, EASTERLY 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE,
21. ALONG THE EAST LINE OF SAID PARCEL 3 AND ITS NORTHERLY PROLONGATION, NORTHERLY 333.27 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A QUITCLAIM DEED RECORDED OCTOBER 26, 2004, AS DOCUMENT NO. 2004-0777328 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
22. ALONG THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND AND ITS EASTERLY PROLONGATION, EASTERLY, 990 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT DEED RECORDED JULY 27, 2004, AS DOCUMENT NO. 2004-0535704 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
23. ALONG THE WEST LINE OF LAST SAID CERTAIN PARCEL OF LAND, SOUTHERLY 295 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING IN THE NORTH LINE OF THE SOUTH 239.00 FEET OF THE WEST HALF OF THE SOUTH HALF OF LOT 29 OF MARYGOLD ACRES NO. 8, AS PER MAP RECORDED IN BOOK 19, PAGES 49 AND 50 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,
24. ALONG LAST SAID NORTH LINE, EASTERLY 165.00 FEET TO THE EAST LINE OF LAST SAID PARCEL OF LAND RECORDED AS DOCUMENT NO. 2004-0535704; THENCE,
25. ALONG THE EAST LINE OF LAST SAID PARCEL, NORTHERLY, 295 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED AUGUST 12, 1997, AS DOCUMENT NO. 19970289304 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
26. ALONG THE NORTH LINE OF LAST SAID PARCEL OF LAND AND ITS EASTERLY PROLONGATION, EASTERLY, 825 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 3142 AS PER MAP RECORDED IN BOOK 42, PAGE 60 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,
27. ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINES OF LOTS 2 TO 8 INCLUSIVE OF SAID TRACT NO. 3142 SOUTHERLY, 458.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE,
28. ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS EASTERLY PROLONGATION, EASTERLY, 358.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LINDEN AVENUE; THENCE,
29. ALONG SAID EASTERLY RIGHT OF WAY LINE OF LINDEN AVENUE, SOUTHERLY 46.40 FEET TO THE SOUTHWEST CORNER OF PARCEL 2

OF PARCEL MAP NO. 650, FILED IN BOOK 6, PAGE 86 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,

30. ALONG THE SOUTH LINE OF SAID PARCEL 2, EASTERLY, 297.11 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE,
31. ALONG THE EAST LINE OF SAID PARCEL 2 AND ITS NORTHERLY PROLONGATION, NORTHERLY, 494.06 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED OCTOBER 4, 2004, AS DOCUMENT NO. 2004-0722348 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
32. ALONG THE NORTH LINE OF LAST SAID PARCEL OF LAND, EASTERLY 330 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 8 OF TRACT NO. 13113 AS PER MAP RECORDED IN BOOK 188, PAGES 16 AND 17 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,
33. ALONG THE WEST LINE OF SAID LOT 8 AND THE WEST LINES OF LOTS 2 TO 7 INCLUSIVE OF SAID TRACT NO. 13113, SOUTHERLY, 488.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE,
34. ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EASTERLY PROLONGATION, EASTERLY, 153 FET, MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF MAGNOLIA STREET; THENCE,
35. ALONG SAID EASTERLY RIGHT OF WAY LINE OF MAGNOLIA STREET, SOUTHERLY, 67 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 17 OF SAID TRACT NO. 13113; THENCE,
36. ALONG THE NORTH LINE OF SAID LOT 17, EASTERLY, 137.87 FEET TO THE NORTHWEST CORNER OF LOT 18 OF SAID TRACT NO. 13113; THENCE,
37. ALONG THE WEST LINE OF AID LOT 18, SOUTHERLY, 70.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18 AND TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SAN BERNARDINO AVENUE; THENCE,
38. ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAN BERNARDINO AVENUE, THE SOUTH LINE OF SAID LOT 18, AND THE SOUTH LINE OF LOT 35 OF SAID TRACT NO. 13113, EASTERLY, 319.46 FEET TO THE BEGINNING OF A TANGENT CURVE, JOINING THE SOUTH AND EAST LINES OF SAID LOT 35, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°01'56"; THENCE,
39. ALONG SAID COURVE JOINING SAID SOUTH AND EAST LINES OF LOT 35, NORTHEASTERLY, 31.43 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CEDAR AVENUE;
40. ALONG SAID WESTERLY RIGHT OF WAY LINE OF CEDAR AVENUE, NORTHERLY, 270 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF TRACT NO. 12514, AS PER MAP RECORDED IN BOOK 191, PAGES 64

AND 65 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY;
THENCE,

41. ALONG SAID WESTERLY PROLONGATION AND SAID SOUTHERLY BOUNDARY OF TRACT NO. 12514 AND ITS EASTERLY PROLONGATION, EASTERLY, 785 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF PARCEL 2 OF PARCEL MAP NO. 9196 AS FILED IN BOOK 98, PAGE 72 OF PARCEL MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, SAID SOUTHERLY BOUNDARY OF TRACT NO. 12514 BEING IN THE WESTERLY BOUNDARY OF THE CITY OF RIALTO AS EXISTED ON JANUARY 20, 2005; THENCE,
42. ALONG SAID NORTHERLY PROLONGATION OF THE WEST LINE OF PARCEL 2, SAID WEST LINE OF PARCEL 2 AND THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 9196, SOUTHERLY, 180.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE,
43. ALONG THE SOUTH LINE OF SAID PARCEL 1, EASTERLY, 140.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A CORPORTION GRANT DEED RECORDED FEBRUARY 19, 1981, AS DOCUMENT NO. 81-035733 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
44. ALONG THE WEST LINE OF LAST SAID PARCEL OF LAND, SOUTHERLY, 19 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE,
45. ALONG THE SOUTH LINE OF LAST SAID PARCEL OF LAND, EASTERLY, 140.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE,
46. ALONG THE EAST LINE OF SAID PARCEL AND ITS NORTHERLY PROLONGATION, NORTHERLY, 199 FEET, MORE OR LESS TO A POINT IN THE SOUTHERLY BOUNDARY OF TRACT NO. 13178, AS PER MAP RECORDED IN BOOK 190, PAGES 44 AND 45 OF MAPS, RECORDS OF SAID SAN BERNARDINO COUNTY, SAID POINT BEING ALSO IN AFORESAID WESTERLY BOUNDARY OF THE CITY OF RIALTO; THENCE,
47. ALONG SAID BOUNDARY OF THE CITY OF RIALTO AND SAID SOUTHERLY BOUNDARY OF TRACT NO. 13178, EASTERLY, 74.18 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS SHOWN ON A MAP FILED NOVEMBER 5, 1985 IN BOOK 58, PAGE 43 OF RECORDS OF SURVEY, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE,
48. ALONG THE WEST LINE OF LAST SAID PARCEL OF LAND AND ITS SOUTHERLY PROLONGATION, SOUTHERLY, 171.86 FET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED OCTOBER 29, 1991, AS DOCUMENT NO. 91-412190 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,

49. ALONG THE NORTH LINE OF LAST SAID PARCEL OF LAND AND ITS EASTERLY PROLONGATION, EASTERLY, 263.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LARCH AVENUE; THENCE,
50. ALONG SAID EASTERLY RIGHT OF WAY LINE OF LARCH AVENUE, NORTHERLY, 55 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED OCTOBER 19, 2004, AS DOCUMENT NO. 2004-0762093 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
51. ALONG THE NORTH LINE OF LAST SAID PARCEL OF LAND, EASTERLY, 160.00 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A GRANT DEED RECORDED AUGUST 31, 1989, AS DOCUMENT NO. 89-321926 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY; THENCE,
52. ALONG THE WEST LINE OF LAST SAID PARCEL OF LAND, NORTHERLY, 100.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE,
53. ALONG THE NORTH LINE OF LAST SAID PARCEL OF LAND AND ITS EASTERLY PROLONGATION, EASTERLY, 169.55 FEET TO AFORESAID WESTERLY BOUNDARY OF THE CITY OF RIALTO; THENCE,
54. ALONG SAID WESTERLY BOUNDARY OF THE CITY OF RIALTO, SOUTHEASTERLY TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF AGUA MANSA ROAD; THENCE,
55. ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF AGUA MANSA ROAD, SOUTHWESTERLY TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF AFORESAID COMMON BOUNDARY OF THE COUNTY OF SAN BERNARDINO AND THE COUNTY OF RIVERSIDE; THENCE,
56. ALONG SAID EASTERLY PROLONGATION AND SAID COMMON COUNDRY OF SAN BERNARDINO COUNTY AND RIVERSIDE COUNTY, WESTERLY TO THE POINT OF BEGINNING.